



**City Planning and Development Department  
Citywide Planning Division  
Historic Preservation Office**

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**Before the  
Historic Preservation Commission  
of  
Kansas City, Missouri**

**Commission Members Present**

Patrick Bustos  
Robert Gangwere  
Erik Heitman  
David Matthews  
Joe Mattox

**Commission Members Absent**

Helen Bryant  
Raymond Doswell  
Mike Hardin  
Andrew Ray

The regular meeting of the Historic Preservation Commission was called to order at 8:42 a.m., **May 30, 2014**, by the Chairman, **Erik Heitman**, in the Council Chambers, 26<sup>th</sup> Floor, City Hall.

**Erik Heitman**, Chairman, asked **Bradley Wolf, City Historic Preservation Officer**, to please stand and be sworn in.

**Certificate of Appropriateness**

**Case No. 2272-C**  
**3719 Walnut Street**  
***'Old Hyde Park Historic District'***  
(replace front door and windows, paint exterior)

**Quorum: No quorum established**

That staff stated that the applicant needed more time to gather information for his application.

That no person spoke in opposition to the proposal.

**Patrick Bustos** made a motion to continue the case to the June meeting of the commission.

**Robert Gangwere** seconded the motion and the Historic Preservation Commission **continued** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2284-C**

**4520 Rockhill Terrace**

***'Rockhill Historic District'***

(replace retaining wall and driveway, construct fence and gates)

**Quorum: No quorum established**

That the applicant and property owner, Kevin Harlow, requested a continuance to the next available meeting.

That no person spoke in opposition to the proposal.

**Patrick Bustos** made a motion to continue the case to the June meeting of the commission.

**Joe Mattox** seconded the motion and the Historic Preservation Commission **continued** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2271-C**

**500 East 9<sup>th</sup> Street**

***'Former Public Library Building'***

(replace windows)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **Elizabeth Amirahmadi**, requests approval to replace windows on the property at **500 East 9th Street**, an individually listed landmark property on the Kansas City Register of Historic Places known as the **'Former Public Library.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance

EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code

EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Application  
EXHIBIT E - Affidavit of Publication  
EXHIBIT F - Affidavit of Mailing  
EXHIBIT G - Staff Report  
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*  
EXHIBIT I - Designation Ordinance #63373  
EXHIBIT J - *Kansas City Urban Design Guidelines*  
EXHIBIT K - *Kansas City Historic Resources Survey Form*  
EXHIBIT L - Map  
EXHIBIT M - Photographs  
EXHIBIT N – Plans and Window Details

That the applicant and project architect, Elizabeth Amirahmadi, was in attendance to answer questions and was duly sworn and stated that the windows are the same design and manufacturer as the windows on the North façade.

That the Commission discussed the location of the windows and the new window design.

That staff stated that the windows are the same as the previous window replacements approved by the commission.

That no person spoke in opposition to the proposal.

**Joe Mattox** made a motion to approve the issuance of a Certificate of Appropriateness to replace windows is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2 and 6*.

**Robert Gangwere** seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2273-C**

**910 West 32<sup>nd</sup> Street**

**'Coleman Highlands Historic District'**

(remove paint from columns, replace roofing, remove wall, construct fence)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicants, **Lance & Melanie Klein**, request approval to remove paint from columns, replace roofing, remove wall, construct fence on the property at **910 West 32nd Street**, a contributing property in the **'Coleman Highlands Historic District.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Application  
EXHIBIT E - Affidavit of Publication  
EXHIBIT F - Affidavit of Mailing  
EXHIBIT G - Staff Report  
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*  
EXHIBIT I - Designation Ordinance #960559  
EXHIBIT J - *Kansas City Urban Design Guidelines*  
EXHIBIT K - *Kansas City Historic Resources Survey Form*  
EXHIBIT L - Map  
EXHIBIT M - Photographs  
EXHIBIT N – Applicant Scope of Work  
EXHIBIT O - Roofing  
EXHIBIT P - Paint Stripper  
EXHIBIT Q - Fencing  
EXHIBIT R - Site Plan  
EXHIBIT S - Fencing Guidelines

That the following new exhibit was introduced and admitted as evidence:

EXHIBIT T – Fence design

That the applicants and property owners, Lance & Melanie Klein, were in attendance to answer questions and were duly sworn.

That the Commission discussed the location of the fence, the significance of the space in relationship to the street, the transparency of the proposed fence, the fencing material and the height of the fence.

That staff stated that the house is a craftsman style and wood fencing would be appropriate to the style.

That no person spoke in opposition to the proposal.

**David Matthews** made a motion to approve the issuance of a Certificate of Appropriateness to remove paint from columns, replace roofing, remove wall, construct fence and replace gate that is four feet height of cedar pickets with a hedge row in front of the fence in that it is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 7, 9 and 10*.

**Joe Mattox** seconded the motion and the Historic Preservation Commission **approved** the case by a vote of **3/2** (members Heitman, Matthews and Mattox in favor, members Bustos and Gangwere opposed)

**Case No. 2276-C**

**212-214 West Armour Boulevard**

***'Coleman Highlands Historic District'***

(remove paint from columns, replace roofing, remove wall, construct fence)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **John Olen**, requests approval to remove rear a stairwell stucco, install siding, replace front façade siding, wrap fascia, soffit and trim on the property at **212-214 West Armour Boulevard**, a noncontributing property in the **'Old Hyde Park Historic District.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Application  
EXHIBIT E - Affidavit of Publication  
EXHIBIT F - Affidavit of Mailing  
EXHIBIT G - Staff Report  
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*  
EXHIBIT I - Designation Ordinance #941441  
EXHIBIT J - *Kansas City Urban Design Guidelines*  
EXHIBIT K - *Kansas City Historic Resources Survey Form*  
EXHIBIT L - Map  
EXHIBIT M - Photographs  
EXHIBIT N - Hardie Stucco Board  
EXHIBIT O - Coil Stock for Trim  
EXHIBIT P - 1940 Photograph

That the following new exhibit was introduced and admitted as evidence:

EXHIBIT Q- Samples

That the applicant and property owner, John Olen, was in attendance to answer questions and was duly sworn.

That the Commission discussed the proposed scope of work and the need for additional information to assess the proposal.

That no person spoke in opposition to the proposal.

**Patrick Bustos** made a motion to continue the case to allow time for the applicant to provide additional information.

**Joe Mattox** seconded the motion and the Historic Preservation Commission **continued** the case by a vote of **5/0** (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2277-C**  
**3404 West Coleman Road**  
***‘Coleman Highlands Historic District’***  
(replace windows and roofing)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **Loretta Reyes**, requests approval to replace windows and roofing on the property at **3404 West Coleman Road**, a contributing property in the ***‘Coleman Highlands Historic District.’***

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Application  
EXHIBIT E - Affidavit of Publication  
EXHIBIT F - Affidavit of Mailing  
EXHIBIT G - Staff Report  
EXHIBIT H - *Secretary of the Interior’s Standards for Rehabilitation*  
EXHIBIT I - Designation Ordinance #960559  
EXHIBIT J - *Kansas City Urban Design Guidelines*  
EXHIBIT K - *Kansas City Historic Resources Survey Form*  
EXHIBIT L - Map  
EXHIBIT M - Photographs  
EXHIBIT N – Roofing  
EXHIBIT O - Window Product Sheet  
EXHIBIT P - Example from Window at 937 W 32<sup>nd</sup> St

That the applicant and property owner, Loretta Reyes, and Christina Reyes were in attendance to answer questions and were duly sworn.

That the Commission discussed the design of the proposed replacement windows and the condition of the windows.

That staff stated that the proposed window configuration will match the existing windows.

That no person spoke in opposition to the proposal.

**Patrick Bustos** made a motion to approve the issuance of a Certificate of Appropriateness to replace windows and roofing in that it is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 6 and 9*.

**Joe Mattox** seconded the motion and the Historic Preservation Commission **approved** the case by a vote of **5/0** (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2278-C**  
**3660 Belleview Avenue**  
**'Roanoke Historic District'**  
(remove driveway, construct driveway)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **Kelly Thompson, architect**, requests approval to remove driveway and fence, construct driveway on the property at **3660 Belleview Avenue**, a contributing property in the **'Roanoke Historic District.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Application  
EXHIBIT E - Affidavit of Publication  
EXHIBIT F - Affidavit of Mailing  
EXHIBIT G - Staff Report  
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*  
EXHIBIT I - Designation Ordinance #57391  
EXHIBIT J - *Kansas City Urban Design Guidelines*  
EXHIBIT K - *Kansas City Historic Resources Survey Form*  
EXHIBIT L - Map  
EXHIBIT M - Photographs  
EXHIBIT N - Site Plan

That the applicant, Kelly Thompson, and property owner, Greg Mermis, were in attendance to answer questions and were duly sworn.

That the Commission discussed the existing driveway, the new driveway, and the location of driveway entrances on the street.

That staff stated that they driveways are located both on the north and south sides of the houses on this block of Bellevue.

That no person spoke in opposition to the proposal.

**Patrick Bustos** made a motion to approve the issuance of a Certificate of Appropriateness to remove driveway and construct driveway in that it is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 9 and 10*.

**Joe Mattox** seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2280-C**

**525 East Armour Boulevard**

***'Armour/Gillham Historic Apartment-Hotel District'***

(partially remove wall and install fence; remove elevator penthouses; remove wall hvac units; patch, replace and repoint masonry; replace windows; replace doors; install lighting)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **Elizabeth Rosin, Rosin Preservation, LLC**, requests approval to partially remove wall and install fence; remove elevator penthouses; remove wall hvac units; patch, replace and repoint masonry; replace windows; replace doors; install lighting on the property at **525 East Armour Boulevard**, an individual landmark known as the **'Newbern Apartments.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

- EXHIBIT A - Historic Preservation Commission Ordinance
- EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
- EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
- EXHIBIT D - Application
- EXHIBIT E - Affidavit of Publication
- EXHIBIT F - Affidavit of Mailing
- EXHIBIT G - Staff Report
- EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*
- EXHIBIT I - Designation Ordinance #49720
- EXHIBIT J - *Kansas City Urban Design Guidelines*
- EXHIBIT K - *Kansas City Historic Resources Survey Form*
- EXHIBIT L - Map



EXHIBIT M - Photographs  
EXHIBIT N – Plans

That the applicant, Elizabeth Rosin of Rosin Preservation was in attendance to answer questions and was duly sworn. She stated that the project will use the historic rehabilitation tax credit and that the new fence would be an improvement over the block wall.

That the Commission discussed retaining wall cap, the fence design, and how the fence would connect with the building.

That staff stated that the fence is mostly located outside of the designated area.

That no person spoke in opposition to the proposal.

**Patrick Bustos** made a motion to approve the issuance of a Certificate of Appropriateness to partially remove wall and install fence; remove elevator penthouses; remove wall hvac units; patch, replace and repoint masonry; replace windows; replace doors; and repair and install lighting is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 6, 7, and 9*.

**Joe Mattox** seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2281-C**

**3560 Broadway**

**'Ambassador Hotel Historic District'**

(replace sidewalks; repair clay tile; construct roof decks, railings and screens; repoint, repair and clean masonry; replace windows; replace storefronts and awnings)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **Elizabeth Rosin, Rosin Preservation, LLC**, requests approval to replace sidewalks; repair clay tile; construct roof decks, railings and screens; repoint, repair and clean masonry; replace windows; replace storefronts and awnings on the property at **3560 Broadway**, a contributing property in the **'Ambassador Hotel Historic District.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance

EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code

EXHIBIT C - Rules and Regulations of the Historic Preservation Commission

EXHIBIT D - Application

EXHIBIT E - Affidavit of Publication

EXHIBIT F - Affidavit of Mailing

EXHIBIT G - Staff Report

EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*

EXHIBIT I - Designation Ordinance #53709

EXHIBIT J - *Kansas City Urban Design Guidelines*

EXHIBIT K - *Kansas City Historic Resources Survey Form*

EXHIBIT L - Map

EXHIBIT M - Photographs

EXHIBIT N - Historic Photograph

EXHIBIT O - Plans

That the applicant, Elizabeth Rosin of Rosin Preservation was in attendance to answer questions and was duly sworn. She stated that the project will use the historic rehabilitation tax credit.

That the Commission discussed project details and the new proposed deck.

That staff stated that the new deck would have minimal visibility and the top story deck would not be visible.

That no person spoke in opposition to the proposal.

**Joe Mattox** made a motion to approve the issuance of a Certificate of Appropriateness to replace sidewalks; repair clay tile; construct roof deck and railing; repoint, repair and clean masonry; replace windows; replace storefronts and awnings is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #2, 6, 7, 9 and 10*.

**Patrick Bustos** seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

**Case No. 2282-C**

**2119 & 2125 Tracy Avenue**

**'Western Baptist Bible College'**

(demolish 2125 Tracy building)

**Quorum: No quorum established**

**Bradley Wolf, City Historic Preservation Officer**, been duly sworn in, presented the Staff Report stating that the applicant, **Karen Curls**, requests approval to demolish 2125 Tracy building on the property at **2125 Tracy Avenue**, a contributing building to the **'Western Baptist Bible College.'**

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance  
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code  
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission  
EXHIBIT D - Application  
EXHIBIT E - Affidavit of Publication  
EXHIBIT F - Affidavit of Mailing  
EXHIBIT G - Staff Report  
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*  
EXHIBIT I - Designation Ordinance #63374  
EXHIBIT J - *Kansas City Urban Design Guidelines*  
EXHIBIT K - *Kansas City Historic Resources Survey Form*  
EXHIBIT L - Map  
EXHIBIT M - Photographs  
EXHIBIT N - Nomination  
EXHIBIT O - Structural Report  
EXHIBIT P - Proforma

That the applicant, Karen Curls, and Jimmy Brown of the President of Missionary Baptist State Convention of Missouri were in attendance to answer questions and were duly sworn. They talked to the condition of the building, the property maintenance violations, and the need to balance the needs of the program with that of the building maintenance.

That the Commission discussed condition of the building, the property maintenance violations, and the ownership history of the building.

That Randy Keitzman of the Beacon Hill Neighborhood spoke to the demolition by neglect and that if the building had to be demolished, that it be replaced with a building of equal architectural importance.

The Amanda Crawley, Executive Director of the Historic Kansas City Foundation, spoke to the significance of the building and the need for a site visit to determine the condition of the building, and that an estimate for mothballing and demolition cost should also be provided in the upcoming economic hardship application.

That staff stated that the applicant has applied for a Certificate of Economic Hardship and that he will arrange a site visit and meeting time for the existing quorum.

**Joe Mattox** made a motion to deny the issuance of a Certificate of Appropriateness to demolish the 2125 Tracy building in that it is in violation with the *Secretary of the Interior's Standards for Rehabilitation #2*.

**Patrick Bustos** seconded the motion and the Historic Preservation Commission **denied** the case by a vote of 5/0 (members Bustos, Gangwere, Heitman, Matthews and Mattox)

Case No. 2283-C  
42 West Concord Avenue  
*'Simpson-Yeomans/Country Side Historic District'*  
(construct addition and dormers)

Automatically continued to June 27, 2014 due to lack of quorum.

### **New Business**

Minutes Approved – February 28, 2014

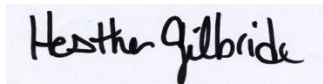
Minutes Continued – March 28, 2014; April 25, 2014

### **Old Business**

None.

The meeting was adjourned at 11:48 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Heather Gilbride". The signature is written in a cursive, flowing style. The first name "Heather" is written in a larger, more prominent script, and "Gilbride" follows in a similar but slightly smaller script. The signature is set against a light blue rectangular background.

Heather Gilbride  
Administrative Assistant